SOLD NSW · PROPERTY MARKET REPORT

Sawtell NSW 2452

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 -3	$1,050,000 -17%	$1,101,077 -15%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,760,000	$60,000	$15.61M

POSTCODE 2452 RENTAL MARKET · SEPTEMBER 2026

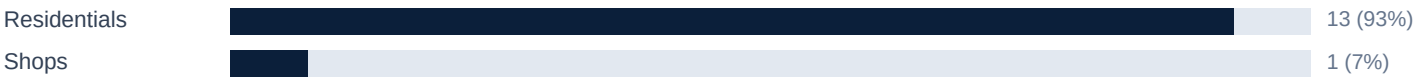
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$575	$642	40

Figures cover the entire 2452 postcode area, not Sawtell alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,050,000 -17%	$1,101,077 -15%	14 -18%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 14 properties settled in Sawtell NSW 2452 in August–October 2026 — 13 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 17% to $1,050,000, down from $1,270,000 in May–July 2026.
- Residentials accounted for 93% of sales (13 of 14), compared to 7% for shops (1).
- Prices ranged widely — from $60,000 to $1,760,000, a spread of $1,700,000.
- The standout sale was 14 CORONATION AVE at $1,760,000 on 12 Oct — 68% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
14 CORONATION AVE	Residential	**$1,760,000**	12 Oct
1 SIXTEENTH AVE	Residential	**$1,600,000**	4 Aug
14 BONVILLE WATERS DR	Residential	**$1,600,000**	19 Aug
55 CIRCULAR AVE	Residential	**$1,350,000**	9 Sep
22 A FIRST AVE	Shop	**$1,300,000**	1 Oct
39 BONVILLE WATERS DR	Residential	**$1,235,000**	12 Oct
86 LYONS RD	Residential	**$1,200,000**	8 Oct
4/13 FIRST AVE	Residential	**$1,050,000**	4 Sep
3/13 FIRST AVE	Residential	**$1,050,000**	28 Aug
4 ROYAL PALM DR	Residential	**$999,000**	10 Aug
13 SIXTEENTH AVE	Residential	**$945,000**	30 Sep

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.